

CMBI Credit Commentary

Fixed Income Daily Market Update 固定收益部市场日报

- *Flows were light in Asia IG space this morning while JP out on holiday. TW lifers were largely unchanged. Media reported TW lifers are proposing an accounting change to moderate soaring hedging costs caused by currency swings. LASUDE 26/ACPM 4.85 Perp was 0.7pt lower. WUXIND 26 was 0.6pt lower, while KNMIDI 26 was 1.3pts higher.*
- **Chinese properties:** *10M25 contracted sales declined 21.3% yoy. See below.*
- **FAEACO:** *Far East Consortium anticipated a loss attributable to shareholders of up to HKD990mn (cUSD127.2mn) for 1HFY26, compared with a loss of HKD770mn (cUSD98.9mn) in 1HFY25 due to decreased property sales and impairment losses. FAEACO Perp was 0.8pt lower this morning.*

❖ Trading desk comments 交易平台市场观点

The tone in Asia IG space was generally weaker last Friday, we saw flow toward better selling and the space was 1-5bps wider. Recent new issues BBLTB 30s/35s and SMBCAC 35s traded heavy amid fast money and global money selling. Chinese IG was unchanged to 5bps wider. We saw selling flows in BABA/MEITUA/TENCNT. In Chinese HYs, GWFOOD 30 was 0.5pt higher. BTSD 28 was 0.1pt lower. FOSUNI 27-29 were 0.1-0.3pt lower. In properties, AGILE Perp was 1.5pts higher. FTLNHD 27/FUTLAN 28 were 0.2-0.7pt higher. NWDEVL 10.131 Perp was 0.5pt higher, while NWDEVL 28-30 were 0.4-0.6pt lower. VNKRL 27-29 were 0.5-0.6pt lower. TW lifer space was 2-4bps wider, with sellers on NSINTW and AM buying SHIKON. KR space was unchanged to 5bps wider. We saw better selling on HYUELE 29-33s and buyers for front-end HYNMTRs. JP space were traded heavy, while FRNs with spread larger than 100bps still hold up well. SOFTBK 61-65 were 1.2-1.3pts lower, while SOFTBK 31-35/Perp were 0.3-0.6pt lower. Media reported that SoftBank to pour USD3bn to overhaul EV plant for OpenAI data center gear production. In SEA, ACPM 4.85/5.125 Perp were 0.3-0.7pt higher. PTTGC Perps were 0.4-0.6pt lower. VLLPM 27-29 were 0.5-1.0pt lower. Elsewhere, KZOKZ 47-48 were 0.9-1.0pt higher post announcement of tender offers for the two bonds at 92.625 and 98.875, respectively. In LGFV, CQSXGU 28/JZSOCO 28 was 0.6pt higher. KNMIDI 26 was 1.3pts lower.

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❖ Last Trading Day's Top Movers

Top Performers	Price	Change	Top Underperformers	Price	Change
AGILE 13.476 PERP	4.4	1.5	SOFTBK 8 1/4 10/29/65	94.3	-1.3
KZOKZ 5 3/4 04/19/47	95.1	1.0	KNMIDI 8 1/2 08/20/26	98.4	-1.3
KZOKZ 6 3/8 10/24/48	101.3	0.9	SOFTBK 7 5/8 04/29/61	94.6	-1.2
CHGRID 4.85 05/07/44	102.2	0.7	VLLPM 9 3/8 07/29/29	56.0	-1.0
FUTLAN 11.88 06/26/28	96.1	0.7	VNKRLE 3.975 11/09/27	57.0	-0.6

❖ Marco News Recap 宏观新闻回顾

Macro – S&P (+0.98%), Dow (+1.08%) and Nasdaq (+0.88%) were higher on last Friday. S&P Nov'25 Global Manufacturing PMI was 51.9, lower than the market expectation of 52.0; Services PMI was 55.0, higher than the market expectation of 54.6. UST yield was lower on last Friday. 2/5/10/30 year yield was at 3.51%/3.62%/4.06%/4.71%.

❖ Desk Analyst Comments 分析员市场观点

➤ Chinese properties: 10M25 contracted sales declined 21.3% yoy

In Oct'25, 31 developers under our radar reported contracted sales totaled RMB149.9bn, decreased 39.2% yoy from RMB246.3bn in Oct'24. In Oct'25, 3 out of 31 developers reported yoy increase in contracted sales, compared with 9 developers in Sep'25.

In 10M25, the cumulative contracted sales of 31 developers dropped 21.3% yoy to RMB1,823.6bn. Only 3 developers out of 31 developers reported yoy increase in contracted sales; CHJMAO, GRNLGR and YUEXIU posted 24%, 5%, and 1% yoy increase in contracted sales to RMB92.7bn, RMB56.0bn and RMB92.1bn, respectively. The bottom performers were GEMDAL (RMB26.1bn), FUTLAN/FTLNHD (RMB16.5bn), and JINGRU (RMB827mn). Their contracted sales dropped 55%, 52%, and 52% yoy in 10M25, respectively.

The Oct'25 yoy decline and 10M25 yoy decline in contracted sales were the highest yoy decline in 2025. These reflect the hobbling pace of recovery. As per NBS, new home prices in 64 out of 70 cities reported a mom decrease in Oct'25, largely the same as 65 cities reported mom decrease in Sep'25.

As per media report, China is considering additional measures to support the property market. These include providing new homebuyers mortgage subsidies for the first time nationwide, raising income tax rebates for mortgage borrowers and lowering home transaction costs. We expect a new round of demand-driven stimulus may come in Dec'25 or 1Q26. That said, we maintain our view that the recovery of the property market hinges on homebuyers' confidence which, in turn, hinges on household income expectation and trend of the property price. CMBI economic research expects the PBOC to cut LPRs by 10bps before the end of 1Q26. This should provide some support to the weak economy and housing market.

Company	CN Name	BBG Ticker	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Trend	Oct'25 MoM Growth	Oct'25 YoY Growth	Oct'25 YTD Sales	Oct'25 YTD Sales Growth
China Jinmao	中国金茂	CHJMAO	6,695	4,416	7,191	7,001	12,444	15,600	8,460	9,077	9,801	11,997				22%	3%	92,682	24%
Greenland Holding*	绿地控股集团*	GRNLGR	3,300	3,600	5,243	5,997	6,870	8,500	4,500	4,400	5,600	8,000				43%	27%	56,010	5%
Yuxiu Property	越秀地产	YUEXIU	6,602	6,225	18,000	10,293	9,581	10,800	6,006	5,505	6,801	12,290				13%	-8%	92,103	11%
Greentown	绿城	GRNOH	11,300	12,700	28,400	18,600	25,500	14,600	19,500	22,200	22,600					2%	19%	201,100	8%
Hopson	合生创展	HPOLF	473	427	1,174	2,670	1,289	1,895	1,119	855	1,362	1,901				40%	5%	13,165	9%
Central China Real Estate	建业地产	CENCHI	580	990	540	600	690	1,050	520	657	499	561				12%	42%	6,687	2%
Yuzhou Properties	禹洲地产	YUZHOU	501	561	872	661	621	512	421	403	361	702				52%	-7%	5,615	3%
China Resources Land	华润置地	CRHZCH	11,600	13,500	26,100	17,300	18,350	23,450	13,300	13,200	17,600	15,200				-14%	51%	169,600	7%
Logan Property*	龙光地产*	LOGPH	550	460	760	650	700	400	580	860	470	500				6%	33%	5,930	7%
Sino-Ocean*	远洋集团*	SINOCE	1,890	990	2,400	2,810	2,330	2,950	1,370	1,700	2,390	2,470				3%	10%	21,300	1%
China Overseas	中国海外发展	CHIOU	12,020	13,200	21,200	20,164	23,854	29,713	11,850	18,330	20,173	18,661				-7%	55%	189,165	21%
Poly Real Estate	保利地产	POLYRE	18,015	15,995	29,016	24,622	28,512	29,011	18,014	18,015	20,531	21,116				3%	50%	222,848	22%
China SCE*	中铁集团控股*	CHINSC	600	800	920	690	800	710	600	610	580	750				29%	26%	7,060	3%
Sunac China	融创中国	SUNAC	6,840	1,800	1,460	1,100	4,800	7,550	1,530	5,390	1,290	1,010				-22%	86%	32,770	35%
KWG Property	合景泰富集团	KWGPRO	502	361	801	509	738	653	616	611	745	621				-17%	127%	6,157	38%
Country Garden (Attributable)	碧桂园	COGARD	2,250	2,300	3,210	3,080	3,090	2,810	2,770	2,960	2,580	2,900				12%	33%	27,960	11%
Zhenro Properties	正荣地产	ZHPRHK	373	330	421	372	467	402	336	290	297	452				32%	19%	3,740	1%
Yanlord	仁恒置地*	YLLGSP	1,420	2,650	1,230	1,380	1,370	820	1,150	470	930	690				-20%	78%	12,110	2%
Longfor (Attributable)	龙湖集团	LNGFOR	3,010	3,730	4,740	3,610	4,760	4,640	4,010	3,390	3,550	3,540				0%	52%	38,980	22%
Zhongliang	中梁控股	ZHLGHD	1,100	1,210	1,090	950	1,020	1,010	950	960	970	1,050				8%	34%	10,310	2%
Times Property	时代中国控股	TPHL	650	280	320	560	680	380	332	430	301	403				34%	69%	4,336	3%
Powerlong	宝龙地产	PWRLNG	692	608	696	565	608	554	582	602	524	714				36%	36%	6,145	3%
China Vanke*	万科企业*	VNKRLE	11,010	10,200	13,200	11,510	11,120	11,620	13,450	9,000	9,180	14,370				37%	33%	114,660	33%
Agile	雅居乐	AGILE	790	860	1,170	490	930	930	520	580	460	710				34%	49%	7,440	5%
Redsun	弘阳地产	REDSUN/HONGSL	669	443	408	490	460	400	337	299	272	202				-26%	72%	3,980	6%
Ronshine China	融信中国	RONXIN	350	283	460	327	438	251	462	130	302	216				-28%	67%	3,218	6%
CIFI Holdings	世茂集团	CIFIHG	1,810	1,610	2,020	1,720	1,680	1,320	1,040	960	900	1,100				22%	62%	14,160	11%
Jingru Holdings	景瑞控股	JINGRU	60	62	120	77	68	85	99	52	117	87				-26%	65%	827	2%
Future Land	新城控股	FUTLAN/FTLNHD	1,017	1,959	2,127	1,761	1,973	1,493	1,661	1,576	1,484	1,419				-4%	46%	16,470	32%
Gemdale	金地集团	GEMDAL	2,250	2,800	3,100	2,780	3,120	3,100	2,580	2,220	2,230	1,920				-14%	66%	26,100	35%

Note: * represents the data was collected from CRIC.

Source: Company filings, CRIC.

➤ Offshore Asia New Issues (Priced)

Issuer/Guarantor	Size (USD mn)	Tenor	Coupon	Priced	Issue Rating (M/S/F)
No Offshore Asia New Issues Priced Today					

➤ Offshore Asia New Issues (Pipeline)

Issuer/Guarantor	Currency	Size (USD mn)	Tenor	Pricing	Issue Rating (M/S/F)
Guangzhou Development District Holding Group	USD	-	2yr	4.9%	-/-/BBB+

➤ News and market color

- Regarding onshore primary issuances, there were 123 credit bonds issued last Friday with an amount of RMB121bn. As for month-to-date, 1,572 credit bonds were issued with a total amount of RMB1,681bn raised, representing a 30.4% yoy increase
- Macau government expects 3.5% rise in 2026 gaming revenue
- [ADEIN]** Adani Enterprises unit signed an agreement to explore copper projects in northern Chile with state-run miner Codelco
- [ADGREG]** TotalEnergies is preparing to sell up to 6% stake in Adani Green Energy
- [ANTOIL]** Anton Oilfield appointed financial advisor; to hold NDR this week
- [BHP]** BHP confirmed it is no longer considering a combination with Anglo American
- [BHRTIN]** Bharti Telecom is set to launch a second bond sale in two months with plans to raise about USD1bn to refinance existing debt

- **[CHJMAO]** Fitch changed the outlook of China Jinmao to stable from negative on expected cash-flow recovery; BBB- rating affirmed; Media reported that China Jinmao plans to issue 3yr dim sum bond
- **[CKHH]** CK Hutchison plans to list retail arm AS Watson in 2026
- **[ROADKG]** Road King ad hoc bondholder group filed petition to liquidate entity holding developer's Indonesian toll-road assets
- **[SHCMBK]** Moody's downgraded Shanghai Commercial Bank to A3 from A2; outlook revised to stable from negative
- **[SJM HOL]** Media reported SJM satellite Casino Fortuna to shut on 10 Dec'25
- **[SOFTBK]** SoftBank to pour USD3bn to overhaul EV plant for OpenAI data center gear production
- **[YLLGSP]** Yanlord repurchased USD32mn YLLGSP 5 1/8 05/20/26, the outstanding amount reduced to USD312.94mn
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